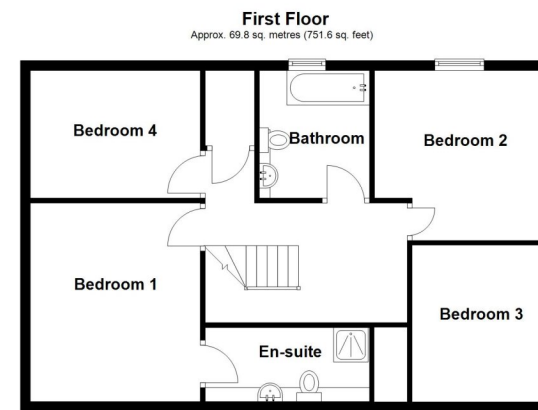
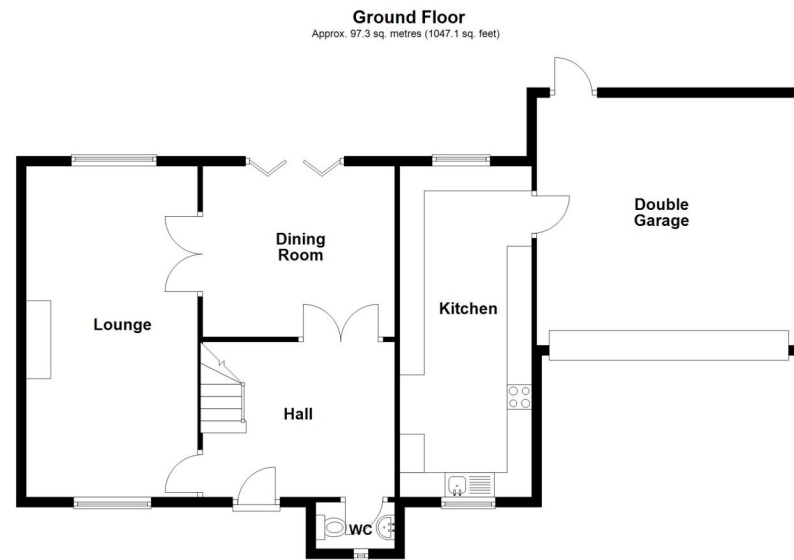


Vicarage Close, Digby, Lincoln

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Total area: approx. 167.1 sq. metres (1798.7 sq. feet)



1 Vicarage Close, Digby, Lincoln, Lincolnshire, LN4 3YJ

£435,000 Freehold

Winkworth are thrilled to present this stunning Four Bedroom detached family home located in the sought-after village of Digby, offering easy access to both Sleaford and Lincoln.

Winkworth Sleaford | 01529 303377 | sleaford@winkworth.co.uk

winkworth.co.uk/sleaford



See things differently.

FOUR BEDROOM DETACHED HOME | AMPLE PARKING | INTEGRAL DOUBLE GARAGE | FOUR DOUBLE BEDROOMS | EN-SUITE TO MASTER | MODERN KITCHEN WITH GRANITE WORKTOPS | STYLISH FAMILY BATHROOM | TIMBER CABIN WITH POWER & LIGHTING | CLOSE TO VILLAGE CENTRE | UPVC DOUBLE GLAZING | OIL CENTRAL HEATING



See things differently.

Under the Property Misdescriptions Act 1991 these particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.

DESCRIPTION

Internally, the property has been finished to a high standard, featuring a lovely Kitchen/Breakfast Room with ample base and eye level units with granite worktops, a stylish family bathroom and a modern En-Suite to the Master Bedroom.

The well-proportioned accommodation includes a spacious Entrance Hall, a large Lounge, a bright Breakfast Kitchen, Dining Room and a door into the Double Garage.

The Four Generously sized Double bedrooms are complemented by the stylish En-Suite and Family Bathroom.

Externally, the home benefits from a large gravel driveway offering ample parking with space for up to six vehicles and a Double Garage. The side gate leads to the large back garden, offering a great outdoor space for the whole family.

Additional features include UPVC double glazing and air source heat pump central heating, along with a timber cabin in the garden, complete with power and lighting. Situated just a short distance from the village centre, this property combines modern living with convenience.

A viewing is highly advised.

ACCOMMODATION

Lounge - 22' x 11'5" (6.7m x 3.48m)

Dining Room - 12'10" x 11'4" (3.9m x 3.45m)

Kitchen - 22' x 8'10" (6.7m x 2.7m)

WC

Double Garage

Bedroom 1 - 13'2" x 11'5" (4.01m x 3.48m)

Bedroom 2 - 11'7" x 11'3" (3.53m x 3.43m)

Bedroom 3 - 10'2" x 9'11" (3.1m x 3.02m)

Bedroom 4 - 11'4" x 5'6" (3.45m x 1.68m)

Bathroom

En-suite



LOCAL AUTHORITY

North Kesteven District Council

TENURE

Freehold

COUNCIL TAX BAND

D